

Paul 7/11-2A

12-50

Know all Men by these Presents,

014497

That We, GERALD J. HART and MAE M. HART, husband and wife, both of Waterville, County of Kennebec, and State of Maine,

in consideration of One dollar and other valuable consideration

paid by GARRETT B. HART and COLETTE M. HART, husband and wife, both of Waterville, County of Kennebec, and State of Maine,

whose mailing address is RFD 1, Box 4583, Waterville, ME 04901

**NO TRANSFER
TAX PAID**

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said GARRETT B. HART and COLETTE M. HART,

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land in Waterville, Kennebec County, Maine and further bounded and described as follows, to wit:

Beginning at a steel pin on the southerly side of a private road. Said pin marking the northeasterly corner of the westerly lot of a two lot subdivision titled "Preliminary Plan of Subdivision for Gerald Hart and Marie Mae Hart". Said pin also being about eight hundred forty (840') feet westerly from the West River Road in Waterville. The westerly lot was conveyed to Garrett B. Hart and Colette M. Hart by Gerald J. Hart and Mae M. Hart on September 17, 1984, and recorded in the Kennebec County Registry of Deeds in Book 2728, at Page 185.

Thence south fifty-eight degrees thirty-one minutes east (S 58° 31' E) along the southerly side of the aforementioned private road for thirty (30') feet to a point. Thence south forty degrees one minute west (40° 01' W) for two hundred two and two tenths (202.2') feet, more or less, along the easterly line of the remaining portion of the westerly lot of the two lot subdivision previously mentioned, to a steel pin at the southeasterly corner of the aforementioned westerly lot. Thence north thirty-one degrees twenty-nine minutes east (N 31° 29' E) along the westerly lot for two hundred and no tenths (200.0') feet to the point of beginning.

The herein described lot or parcel is a portion of the easterly lot in the previously mentioned subdivision, and is part of the land conveyed to Gerald J. Hart and Mae M. Hart on April 14, 1980, and recorded in the Kennebec County Registry of Deeds in Book 2286, at Page 12. The herein described lot or parcel contains three thousand square feet, more or less (3,000.0 sq. ft. +/-).

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said GARRETT B. HART and COLETTE M. HART 12-50
as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do **covenant** with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, We the said GERALD J. HART and MAE M. HART, husband and wife,

~~and~~

~~husband/wife of the said~~

~~joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights to the~~
above described premises, have hereunto set our hands and seals this eleventh day of the month of June, A.D. 1987.

Signed, Sealed and Delivered
in presence of

Dennis W. Matthews
(Notary)

Gerald J. Hart
GERALD J. HART
Mae M. Hart
MAE M. HART

State of Maine, County of Kennebec **ss.** June 11, 19 87.

Then personally appeared the above named GERALD J. HART

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Dennis W. Matthews
Notary Public
Attorney at Law



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Printed Name, Dennis W. Matthews